

PLANNING BOARD  
DECEMBER 5, 2023 7 PM

The Manasquan Planning Board held a regular meeting in person and remotely on December 5, 2023 at 7:00 pm with Vice Chairman Robert Young presiding.

Vice Chairman Young stated that notification of this meeting was given to the Asbury Park Press and the Coast Star and the agenda for this meeting has been posted on the official website of the borough.

Vice Chairman Young welcomed everyone and asked that everyone join him in a Salute to the Flag.

**ROLL CALL:** Present: Mayor Edward Donovan, Lori Triggiano, Frank DiRoma, Robert Young, Greg Love, John Muly, Mark Apostolou, Leonard Sullivan, Mark Larkin, and John Burke

Absent: Neil Hamilton

Also present was Board Attorney George McGill and Board Engineer/Planner Albert Yodakis.

Mr. McGill read the Sunshine Laws for the meeting and the process to be followed for the zoom meeting.

Chairman Young advised that there is an agenda revision. He stated that they will be adding a request for a 9-month Extension of Time for 401 Beachfront/400 First Ave. He also stated that application #17-2023 will be heard first and that there will be a closed session at the end of the meeting.

Mr. Sullivan made a motion to amend the agenda, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**OLD/NEW BUSINESS**

**Vouchers**

Mr. Sullivan made a motion to approve the vouchers, seconded by Mr. Donovan. Motion carried by the following vote:

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AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**Approval of Minutes**

Regular Meeting Minutes – November 16, 2023

Mr. Love made a motion to approve the minutes, seconded by Ms. Triggiano. Motion carried by the following vote:

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: Mayor Donovan

**126 Morris Avenue – Request 9 Month Extension – Application #20-2022**

Ms. Triggiano made a motion to approve the 9-month extension request, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**400 Beachfront/400 First Ave – Request 9 Month Extension – Application #06-2022**

Ms. Triggiano made a motion to approve the 9-month extension request, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

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ABSTAIN: None

**RESOLUTION**

**#31-2023 Ocean Bay Developers, LLC - 10 Branin Avenue - Block 23 Lot 7.05 - Application #15-2023**

Mr. Burke made a motion to approve this resolution, seconded by Ms. Triggiano. Motion carried by the following vote:

AYES: Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: Mayor Donovan

**APPLICATION**

**#17-2023 Van Vleit, Shaun - 39 S. Jackson Avenue - Block 120 Lot 17.01**

Representing the applicant was Timothy Middleton. He advised that this is a minor subdivision without variances. He went over the application that was submitted.

Mr. McGill swore in engineer, Joseph Kociuba and planning board engineer/planner Al Yodakis.

Mr. Kociuba was accepted as an expert in planning and engineering.

Mr. Kociuba went over the application to demolish the existing structures and subdivide the property into 2 conforming lots which will be filed by deed.

Mr. Burke made a motion to open the hearing to the public, seconded by Ms. Triggiano. Motion carried unanimously.

There being no comment Mr. Burke made a motion to close the public portion, seconded by Mr. Love. Motion carried unanimously.

Mr. Sullivan made a motion to approve this application with no variances, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

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NAYS: None

ABSTAIN: None

**#13-2023 Kelly, Kathleen - 163 McLean Avenue - Block 158 Lot 11**

Mr. McGill swore in Kathleen Kelly.

Mr. McGill stated that he had a discussion with the applicant, Ms. Kelly. He stated that there is a need for 2 variances, one for building coverage and one because the patio encroached into the side yard. He asked Ms. Kelly if she would be withdrawing the request for a variance for the patio that encroaches into the side yard.

Ms. Kelly confirmed that she will comply with the side yard encroachment and the pool company will be taking care of that for her.

Mr. McGill stated that since the side yard encroachment is being withdrawn and the application is only for building coverage variance.

Ms. Kelly stated to the board that she is looking to have a pool installed.

Vice Chairman Young stated that the issue would be lot coverage which is currently at a little over 55% and the maximum would be 35%. He stated that one way to address it would be to reduce the amount of impervious coverage. He stated that there is a lot of concrete on the property.

Ms. Kelly stated that she could remove some of the concrete back to the garage.

Mr. DiRoma stated that she would have to remove the whole driveway in order to bring the building coverage down to 35% which would include the pool and concrete area around the pool.

There was discussion on removing the driveway and making it pavers and how much concrete would need to be removed.

Mr. Yodakis inquired about the proposed patio being concrete and wanted to know if there would be an opportunity for Ms. Kelly to make it pavers in order to reduce the impervious.

Ms. Kelly stated that she could make the area around the pool pavers.

Mr. McGill explained the coverage being discussed. He advised Ms. Kelly that this is something that she needs to consider now in front of the board.

Ms. Kelly stated that she does not believe she needs to remove the whole driveway.

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Mr. McGill advised Ms. Kelly that she needs to make a proposal to the board that is less than the one submitted. He also advised that she needs somebody to draw that plan for her so that the planning board engineer can figure out what exactly you are asking for.

Vice Chairman Young advised Ms. Kelly that she might want to ask the board to carry this so she can have someone do the analysis and new plan for her.

There was discussion on where the concrete is and what could be a possibility for removing enough to get to the 35% coverage which would include the pool.

Mr. McGill stated that he would need a waiver of time that the board needs to act from Ms. Kelly before the vote.

Ms. Kelly stated that she will waive the time in order act.

Ms. Kelly asked that this application be carried.

Mr. Apostolou made a motion to carry this application in order for Ms. Kelly to return with a revised building coverage percentage, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

Mr. Apostolou made a motion to carry this application to February 6, 2024 at 7 pm with no new notice required, seconded by Mr. Burke. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, Mr. Larkin, and Mr. Burke.

NAYS: None

ABSTAIN: None

**#18-2023 227 E. Main LLC - 227 E. Main Street - Block 89 Lot 1**

Mr. McGill stated that he received a request from Mr. Henderson on Friday to adjourn this application to January 9, 2024 with a new notice.

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**CLOSED SESSION**

Mr. McGill read a resolution to go into closed session regarding the following item:

Pending Litigation – Henry v. Manasquan Planning Board

Pending Litigation – Atlantic View Cemetery v. Manasquan Planning Board

Mr. Larkin left the meeting at 7:50 pm.

Mayor Donovan made a motion authorizing Mr. McGill to sign the stipulation on behalf of the board dismissing the Atlantic View Cemetery v. Manasquan Planning Board matter without prejudice, seconded by Mr. Love. Motion carried by the following vote:

AYES: Mayor Donovan, Ms. Triggiano, Mr. DiRoma, Mr. Young, Mr. Love, Mr. Muly, Mr. Apostolou, Mr. Sullivan, and Mr. Burke.

NAYS: None

ABSTAIN: None

**OTHER BUSINESS**

There was discussion on pavers and impervious coverage and the percentage that the borough allows.

Mr. Burke inquired about the mandatory training classes and if the board members are required to go to any refresher courses.

Mr. McGill stated that there is not a provision for refresher courses and there is mandatory training for new members.

Mr. Yodakis stated that there are storm water requirements for the borough on a rotating basis which is part of the borough MS4 permit.

Mayor Donovan made a motion to close the meeting at 8:00 p.m., seconded by Ms. Triggiano. Motion carried unanimously.

Date Approved: February 6, 2024